071.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,900 / 924,900
					USE VALUE:	924,900 / 924,900
					ASSESSED:	924,900 / 924,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAWFIK JONATHAN ATEF
Owner 2:	TAWFIK MONICA IBRAHIM
Owner 3:	
Street 1:	19 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REIS MANUEL & TERESA -
Owner 2:	-
Street 1:	19 BEVERLY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,022 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 2318 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9022.000	441,400		483,500	924,900
Total Card	0.207	441,400		483,500	924,900
Total Parcel	0.207	441,400		483,500	924,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.01 | /Parcel: 399.0

Legal Description

User Acct 45221

GIS Ref

GIS Ref

Insp Date 10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 071.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	441,400	0	9,022.	483,500	924,900	924,900	Year End Roll	12/18/2019
2019	101	FV	339,500	0	9,022.	483,500	823,000	823,000	Year End Roll	1/3/2019
2018	101	FV	339,500	0	9,022.	414,400	753,900	753,900	Year End Roll	12/20/2017
2017	101	FV	339,500	0	9,022.	386,800	726,300	726,300	Year End Roll	1/3/2017
2016	101	FV	339,500	0	9,022.	331,500	671,000	671,000	Year End	1/4/2016
2015	101	FV	331,800	0	9,022.	297,000	628,800	628,800	Year End Roll	12/11/2014
2014	101	FV	331,800	0	9,022.	274,900	606,700	606,700	Year End Roll	12/16/2013
2013	101	FV	331,800	0	9,022.	262,100	593,900	593,900		12/13/2012

!6040!

PRINT

Date	Time
12/10/20	20:51:21

LAST REV

Date	Time
08/07/19	12:21:02
mmcmakin	
6040	

USER DEFINED

Prior Id # 1:	45221
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REIS MANUEL & T	1547-31	1	7/25/2019		995,000	No	No		
PAQUETTE ADELAR	1188-59		6/1/1998		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/1998	532	Addition	50,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	BS	Barbara S
4/8/2009	Meas/Inspect	163	PATRIOT
4/20/2000	Inspected	243	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
5/25/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9022		Sq. Ft.	Site		0	70.	0.77	4									483,463						483,500	

Total AC/HA: 0.20712 | Total SF/SM: 9022 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 483,463 | Spl Credit | Total: 483,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21390975
Const Adj.:	0.99989998
Adj $ / SQ:	151.724
Other Features:	106063
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	542311
Depreciation:	100870
Depreciated Total:	441441

COMMENTS

PDAS. SFL=GAS HEAT. FFL=OIL HEAT. .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

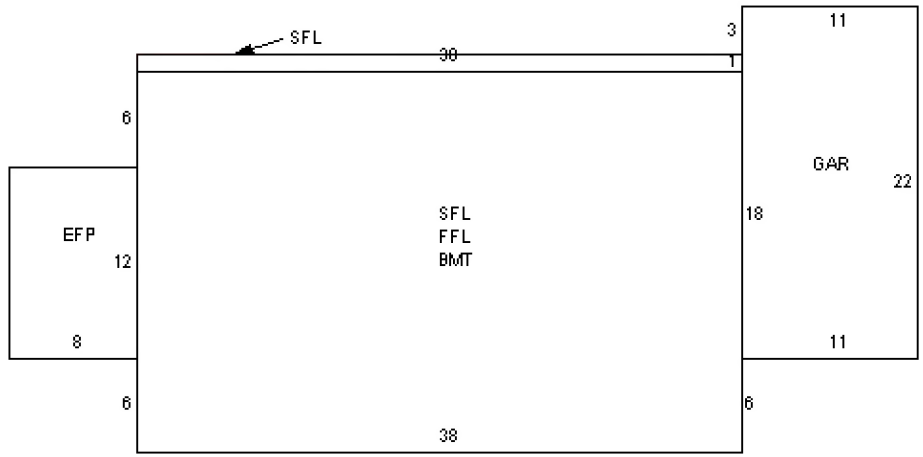
REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	950	151.720	144,137
BMT	Basement	912	52.800	48,153
FFL	First Floor	912	151.720	138,372
GAR	Garage	242	25.330	6,129
EFP	Enclos Porch	96	55.580	5,336
	Net Sketched Area:	3,112	Total:	342,127
Size Ad	1862	Gross Are	3112	FinArea 2318

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	183.59
Special Features:	0	Val/Su Net:	141.84
Final Total:	441400	Val/Su SzAd	237.06

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: